

October 26, 2023

Joseph Faudale, P.E.  
Bay Companies, Inc.  
8500 Bell Creek Rd  
Mechanicsville, VA 23116

**RE: Gayton Village  
12100 West Broad St  
POD2023-00349**

Dear Mr. Faudale:

We have reviewed the construction plans submitted to the Planning Department on October 9, 2023.

Please address the following comments and **resubmit revised construction plans** for review. Water and Sewer Agreements that must be executed by the Owner and the County for water and sewer improvements **have not** been executed.

**General:**

1. Agreements have not been executed at this time. Agreements must be executed prior to the authorization to begin utility construction or approval of building permits. An Information Sheet for the Preparation of Utility Agreements has not been submitted for review. If the Information Sheet is incomplete when submitted, we will send you comments for correction and resubmittal. If the required Information Sheet complete when submitted, an Agreement will be forwarded to the Owner for signature within 21 days.

**C2 (Existing Conditions):**

2. Provide a note to see plans titled, "SKM Access Rd, DWG File No.2023-024, West Village, DWG File No. 2023-025, and Old Three Chopt Rd, DWG File No. 2023-027, by Kimley-Horn & Associates, Inc." for information concerning existing utilities.

**C3 (Erosion Control Phase 1):**

3. The construction entrance is located overt top of the existing manhole. Provide a note indicating the manhole will be protected and any damages to the manhole will be the developer's responsibility to repair.
4. Remove the water line stubs to be abandoned from this sheet. The abandonment of the water line stubs in Notch Trail Ln should be completed before Phase 1 and 2 Erosion Control measures. See Sheet C4 as well.

**C6 (Layout and Utility Plan):**

5. A fire hydrant exception letter has been submitted and is currently being reviewed by DPU. Once the exception has been granted, reference the exception in exception granted on the cover sheet.
6. The design layout (southwest of the retaining wall located over the sanitary sewer) on the West Village site does not match the revised West Village POD submitted to DPU on 10/20/23. Based on this design layout, the existing fire hydrant is not accessible. The fire hydrant should be no more than 7' from the back of curb. The fire hydrant may need to be relocated with this project or the West Village Revised POD.

7. Shift the proposed fire hydrant at the intersection of Nine Bark and Old Three Chopt in the utility easement.
8. Change the 12" x 6" tee to 12" x 6" TS&V for the fire hydrant connection in Old Three Chopt Rd.
9. If an 8" x 4" tee is used for the water meter connections, then clearly show the tee limits and 4" valves on the service lines.
10. Show the approximate location of the domestic backflow preventers for Buildings 8 and 9. The utility closet is on the opposite side of the building from the domestic entry.
11. No fire hydrants are allowed in the sidewalk. Adjust the sidewalk around the fire hydrants. Review the existing fire hydrant in Notch Trail Ln (located northwest of Building-1).
12. Clearly identify by labeling when the water pipe transitions from "PVC" to "DI." Review the water lien profile as well.
13. An 8" plug is referenced (north of Building-4) at the entrance of Gayton Village Rd but not shown on the plan. Remove the reference if a plug will not be installed.
14. Relocate the valves near the tees in accordance with D-480. Review the valve north of the dedicated fire hydrant.
15. Provide a minimum of 5' separation between the water meters and sewer mains.
16. DPU recommends adjusting the sidewalk to relocate the manholes out of the sidewalk.
17. Provide a cross section of the existing sanitary sewer crossing the proposed retaining wall.
18. Show the limits of the encasement pipe on the sanitary sewer pipe.
19. Change the material of the sanitary sewer from "PVC" to "DI" between MH-5 and MH-1.
20. Provide a 2-3' stagger between sewer services on the opposite side of the pipes.
21. STR-19 is too close to the sanitary sewer main. Provide an 8' separation between the storm pipe (STR-22 & 19) and existing sanitary sewer main.
22. Shift the sanitary sewer service from the storm sewer crossing at the entrance of Gayton Village Rd.

**C8 (Road, Utility and Storm Sewer Profile):**

23. The run of sewer between MH-6 and MHEX-4 cannot be seen. Provide a separate profile for this run of sewer.
24. Shift the fire hydrant at STA 15+75 to the high point in the water line to relieve air from the pipe.
25. Provide a 5' separation from the manhole and the edge of the encasement pipe on the Sanitary SMH12984 and SMH12983 Profile.
26. There are no manholes identified as MHEX-7 and EX-8 on the utility plan. Coordinate the manhole labels on the utility plan to match the sewer profiles.
27. Show the existing tee between STA 18+65 and STA 18+90 on the profile of Gayton Village Rd.

**C19 (Utility Details):**

28. Check and correct followings:
  - a. The total floor area in the fire estimate form for 12-unit building.

**L01 (Conceptual Landscape Plan):**

29. Trees will not be allowed within 10 feet of public water and sanitary sewers and not recommend for private water and sanitary sewers. Relocate all trees that are within 10' of these pipes to avoid future pipe damage from roots.
30. A hardscape sidewalk is shown to be installed in the utility easement. If brick pavers will be installed in the utility easement, then a hold harmless agreement will be required to ensure DPU will not be held responsible for damages or to replace the bricks due to maintenance of the utility lines.

**REVISED CONSTRUCTION PLANS REQUIRED**

Joseph Faudale, PE  
October 26, 2023  
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Gayton Village

If you have any questions concerning the above noted comments or the plans, please contact me at 501-4508 or John Yi at 501- 4511.

Sincerely,



Alice Thompson  
Utilities Engineer

cc: Roth Jackson, SKM LLC  
Jermy Swink, Stanley Martin Homes, LLC

bc: Ralph Claytor  
D Ivy  
Aimee Crady, Planning

ANT/vr

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**REVISED CONSTRUCTION PLANS REQUIRED**